



Andrew Nimmo
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Dear Mr Nimmo,

**Pre-Development Application Advice
123A Donnison Street, Gosford (Lot 100 DP 711850)**

I refer to your pre-development application (Pre-DA) meeting held on 7 August 2020 in relation to the proposed demolition of existing buildings and construction of the Gosford Regional Library at the above site. Further to the advice provided to you during the meeting, I provide this written advice for your records.

This advice is based on the proposed development, as described by you, in:

- Pre-DA Advice Request Form
- Pre-DA briefing prepared by Milestone dated 24 July 2020
- Preliminary Architectural Plans prepared by Lahznimmo dated 24 July 2020

Please note that this advice is preliminary in nature and that no detailed assessment of the site or proposed development has been undertaken. Should the development or any relevant planning policy change in any way prior to the lodgement of a development application (DA) then this advice may no longer be fully accurate or complete.

Following lodgement of the DA and a detailed assessment, additional issues may arise that are not detailed in this letter and may require the proposed development to be modified or additional information provided. The determining authority may also determine that the proposed development cannot be supported on the site.

Proposed development

The proposed Gosford Regional Library development includes the following:

- demolition of all existing buildings on the site
- construction of a four storey library comprising book collection areas, staff areas, meeting rooms, an auditorium and loading dock
- associated site works, including site preparation, earthworks, drainage, services and landscaping.

Zoning and Permissibility

The site is zoned B3 Commercial Core pursuant to State Environmental Planning Policy (Gosford City Centre) 2018 (Gosford SEPP). The proposed development is defined as a 'community facility' which is permitted with consent in the zone.

Any site remediation of contaminated land is permitted with consent pursuant to Clause 8 of State Environmental Planning Policy No. 55 – Remediation of Land. Any demolition of a building or work may be carried out but only with development consent pursuant to clause 2.7 of the Gosford SEPP.

Capital Investment Value

Any DA lodged with the Department must clearly state the capital investment value (CIV) of the proposed development. Based on the pre-DA meeting, the development is anticipated to have a capital investment value (CIV) in excess of \$10,000,000.

Any future DA must be accompanied by a report from a qualified quantity surveyor providing a detailed calculation of the CIV of the proposal, including details of all assumptions and components from which the CIV calculation is derived. Please refer to the Department's planning circular PS 10-008 which describes what items must be included and excluded when calculating the CIV for development.

Consent Authority

Based on the estimated CIV, clause 1.6 of the Gosford SEPP prescribes that the Minister for Planning is the consent authority for the development.

Statement of Environmental Effects

The Regulation requires all DAs, except for designated development, include a Statement of Environmental Effects (SEE). The DA and SEE must be prepared in accordance with, and meet the minimum requirements of, Schedule 1 of the Regulation.

Any future DA and SEE should consider and address the planning advice and key issues listed below. The SEE must also address the relevant matters for consideration in accordance with section 4.15 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

Planning Advice

The Department has provided planning advice below for your consideration, organised by key issue. Feedback on any specific request for advice is provided under the relevant section.

Statutory and Strategic Provisions

- Provide an assessment against relevant provisions, including (but not be limited to) those outlined in **Attachment A**.
- Demonstrate that the site is suitable for the proposed development.
- Detail the nature and extent of any prohibitions that apply to the development.
- Provide details of the proposed use and particulars for development.
- Identify compliance with the development standards and controls applying to the site and provide a detailed justification for any non-compliances.
- Provide a Clause 4.6 application for any non-compliance with applicable development standards in the Gosford SEPP.

Built Form and Urban Design

- Any variations to the street wall height and setbacks must be justified having regard to the objectives of Sections 5.2.1 and 5.2.2 of the DCP.
- Elevation drawings must include the adjoining properties to demonstrate how the scale of the proposed development will relate to its (current and future) surroundings.
- The proposal must demonstrate that the future development potential of adjoining properties would not be compromised by the proposal.
- All building facades should be well articulated. Blank walls with minimal articulation facing any boundary will not be supported.
- Justification for the proposed variation of the street awning will be required taking into account the objectives of Section 5.2.7 of the DCP.
- The SEE must demonstrate how an active street frontage is achieved in accordance with Section 5.2.3.

Parking

- A Traffic Impact Statement (TIS) must be provided to address the car parking requirements for the proposal.
- The TIS must demonstrate that all proposed uses within the building, including the office space and auditorium have been considered.
- Details of the proposed operation and management of the carpark at the rear of the site, including allocation of parking spaces and consideration of out of hours use are to be provided.
- It is recommended that the proposal be revised to provide on-site car parking for members of the public when the library and related facilities are in use.
- Should the development rely on existing surrounding public car parking, details of the status and suitability of those car parks is to be provided.
- Where no on-site public car parking is proposed, the purpose of the rear car park must be clearly explained.

Driveway Access

- The proposed vehicular access from the south of the site off Henry Parry Drive is consistent with Section 4.5.1 of the DCP.

Pedestrian Link

- Justification for the variation to the provision of a pedestrian link along the western boundary of the site must be provided.

Design Excellence

- The proposal must exhibit design excellence in accordance with Clause 8.3 of the Gosford SEPP.
- A Design Excellence Statement (DES) should be provided that demonstrates how the proposal exhibits design excellence and contributes to the natural, cultural, visual and built character values of Gosford City Centre.
- It is recommended that an urban designer be commissioned to review and help enhance the design of the building, particularly focusing on the following elements:
 - the nature and purpose of the upper level deck

- design implications of having a foyer (and void) with indoor landscaping along the front façade
- the extent of the awning and how it relates to the entrance of the building.
- The DA must include details of proposed materials, colours and finishes.

Development Contributions

The following development contribution levies apply in Gosford City Centre:

- 2% Special Infrastructure Contribution (SIC), in accordance with Gosford City Centre SIC Ministerial Direction, Ministerial Determination and Order; and
- 1% local contribution, in accordance with Central Coast Council's 7.12 (former S94A) Contributions Plan Centre (Civic Improvement Plan 2007) for Gosford City Centre.

Certain development types are excluded from the payment of contributions. The applicant must review the contribution plans and provide details in the SEE regarding of the relevant contributions payable

Pre-DA Consultation

Prior to lodging the DA, it is strongly recommended that you consult with relevant public authorities to ensure that their requirements are fully understood and addressed.

DA Lodgement

Any future DA should be lodged to the attention of the Director - Regional Assessments and addressed to centralcoast@planning.nsw.gov.au

A copy of the 'DA form' and 'DA supplement: a guide to filling in your application' is provided at **Attachment C**. The applicant must submit at least 1x soft copy of the DA for assessment purposes. Please contact the Department at least two weeks prior to lodgement to confirm the number of hard copies required (if any) for exhibition.

Development Classification

A preliminary review of the site and proposed development has identified that the proposal is local development, as it does not meet the requirements of regionally significant or State significant development. The applicant must determine whether the proposed development is also integrated development, requiring a specified permit or other types of approvals pursuant to Section 4.46 of the EP&A Act. In making this determination, the applicant should complete the integrated development questionnaire in the 'DA supplement: a guide to filling in your application' (refer **Attachment C**).

Documents to be submitted with the DA

The DA and SEE must include all relevant documentation required under Schedule 1 of the Regulation and address the Planning Advice provided above. To assist the Department in assessing the impacts of your proposal, you may need to submit one or more environmental reports addressing those matters contained in **Attachments A and C**. Failure to submit the above information will result in the Department rejecting the DA.

DA Fees

The DA fees must be calculated and submitted in accordance with the Department of Planning and Environment's planning circular PS 13-002. The circular requires that a cost estimate of the

proposed development be submitted with the DA along with the methodology used to calculate it. A detailed cost report must be prepared by a registered quantity surveyor and submitted with the DA.

Other Information

Please note that following receipt and detailed assessment of the DA, additional issues may arise that are not detailed in this letter and may require the proposed development be modified and/or additional information provided. The determining authority may also determine that the proposed development cannot be supported. You will be advised of this as soon as possible following the lodgement of the DA.

Conclusion

It is recommended that the applicant consider the pre-DA advice provided and address the issues raised, through further investigations and design refinement, prior to lodgement of any future DA.

For further enquiries, please contact Emma Butcher on (02) 8289 6604 or emma.butcher@planning.nsw.gov.au

Yours sincerely



14/08/20

Silvio Falato

Team Leader

Regional Assessments

Enclosed:

Attachment A: Policies, Plans Guidelines and DA Documents

Attachment B: DA form and DA supplement

Attachment C: DA Lodgement Checklist Commercial Buildings

ATTACHMENT A Policies, Plans, Guidelines and DA Documents

The following guidelines may assist in the preparation of the DA and SEE. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.legislation.nsw.gov.au>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

<https://www.centralcoast.nsw.gov.au/council/news-and-publications/policies-and-codes>

Policies, Plans and Guidelines	
Statutory policies and plans	<ul style="list-style-type: none"> • Environmental Planning & Assessment Act 1979 • Biodiversity Conservation Act 2016 • State Environmental Planning Policy (Gosford City Centre) 2018 • State Environmental Planning Policy (Building Sustainability Index BASIX) 2004 • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • State Environmental Planning Policy (Coastal Management) 2018 • State Environmental Planning Policy No.55 – Remediation of Land • State Environmental Planning Policy No 64 - Advertising and Signage • State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development & accompanying Apartment Design Guide • Draft State Environmental Planning Policy (Environment) • Central Coast Council's 7.12 (former S94A) Contributions Plan Centre (Civic Improvement Plan 2007) for Gosford City Centre • Gosford City Centre Special Infrastructure Contribution (Ministerial Direction, Ministerial Determination and Order).
Strategic plans	<ul style="list-style-type: none"> • Future Transport Strategy 2056 and supporting plans • State Infrastructure Strategy 2018-2038 • Central Coast Regional Plan 2036 • NSW Government Architect's Gosford Urban Design Framework 2018 • Gosford City Centre Transport Management and Accessibility Plan
Guidelines and policies	<ul style="list-style-type: none"> • Gosford City Centre Development Control Plan 2018 • City of Gosford Design Advisory Panel (CoGDAP) Guide for Proponents and Stakeholders (DPE, 2018) • Gosford City Centre Streetscape Design Guidelines (Oculus for Gosford City Council, 2011) • Central Coast Council's 3D Model Submission Requirements (rev3) • Central Coast Council's Civil Works Specifications • Central Coast Council's Gosford City Centre Developer Services Plan (DSP) • Central Coast Council's Gosford City Centre Water Servicing Strategy (Aug 2017) • Central Coast Council's Gosford City Centre Sewer Servicing Strategy (Mar 2017) • Central Coast Council's Gosford CBD Overland Flood Study • Central Coast Council's Voluntary Planning Agreements Policy for Gosford City Centre (adopted July 2017) • Central Coast Council's Draft Greener Places Strategy • Central Coast Council's Draft Biodiversity Strategy • Central Coast Council's Gosford Bike Strategy 2014 • NSW Planning guidelines for walking and cycling (DIPNR & RTA, 2004) • Planning for Bushfire Protection 2019 • Guide to Traffic Generating Developments (RMS, 2002), including Section 2 Traffic Impact Studies • Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development (Austroads, 2016) • Standards Australian AS2890 Parking Facilities Set • Cycling Aspects of Austroads Guides (2017)

	<ul style="list-style-type: none"> • Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP) • Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) • Statement of Heritage Impact Guide (OEH) • Design in context: Guidelines for infill development in the Historic Environment (NSW Heritage Office, 2005) • Managing Urban Stormwater – Soils & Construction Volume 1 (Landcom, 2004) • NSW Aquifer Interference Policy (2012) • Guidelines for Controlled Activities on Waterfront Land (2018) • Central Coast Council's Water Cycle Management Guidelines • Central Coast Council's Waste Control Guidelines • Interim Construction Noise Guideline (DECC, 2009) • Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2005) • Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017) • Healthy Urban Development Checklist (NSW Health, 2009)
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The following Documents are to be submitted with any DA:

DA Documents
<ul style="list-style-type: none"> • Completed DA form • All of the information listed in Schedule 1, Part 1, Clause 2(5) of the Regulation. • All relevant documents contained within the DA lodgement checklist (refer Attachment C and a completed copy of the checklist). • Architectural Plans (A3) including landscape and public domain plans, detailed overshadowing diagrams, materials/colours schedule and cross ventilation diagrams • Storm water and drainage concept plans (A3) • Visual impact assessment • Compliance tables for all relevant development standards and planning controls • A table identifying the proposed land uses including a floor-by-floor breakdown of GFA, total GFA and site coverage • Water cycle management plan strategy • Contamination assessment • Access statement • Acoustic report • Geotechnical report • Erosion & sediment control plan • Design excellence statement • Aboriginal archaeology report (if applicable) • Flora and fauna report (if applicable) • Arborist report (if applicable) • Remediation action plan (if applicable) • Salinity assessment and management plan (if applicable) • Acid sulphate soil assessment (if applicable)